

# Hill Hotel & Garage

## UNIVERSITY HILL COMMUNITY DEVELOPMENT



MARCH 15, 2017

The City of Boulder and the University Hill General Improvement District (UHGID) are pursuing a **public-private partnership** with a hotel developer to construct a large underground public parking garage at the intersection of University Avenue and Broadway. The site is across from a proposed University of Colorado (CU) conference center and hotel, and it includes the UHGID-owned Pleasant Street public parking lot. Both projects support the City Council goal of enhanced economic vitality on the Hill by bringing in **year-round foot traffic** and a **diversity of customers**. The project additionally responds to a long-standing stakeholder request for **increased public parking** on the Hill. Garage construction will be funded by reinvesting non-dedicated city revenues from the site, including the UHGID parking revenues and mill levy. In 2016, the University Hill Commercial Area Management Commission (**UHCAMC**), the University Hill Neighborhood Association (**UHNA**) and **The Hill Boulder** business association all formally endorsed the project for its potential community benefits.

### What is the current status of the project?

The project is currently in the “**concept design**” phase, or the process to establish how to fit the project on the site from a massing and circulation standpoint. When the concept design is complete it will go before the **Planning Board** for public input.



### What about the existing businesses on the site?

There are currently 15 businesses operating on the site of the future hotel/garage. Many of these businesses have a loyal customer base on the Hill, and The Hill Boulder is actively encouraging them to eventually **relocate into the historic core** to maintain their customer base and presence on the Hill. All of the tenants have lease provisions that require the property owner to provide at least **six months' notice** before relocation would be required. The Hill Community Development Coordinator maintains a **list of available commercial spaces** on the Hill that can assist with relocation when the time comes.

### When will the project be constructed?

The actual dates of construction depend on many variables, however, it is anticipated that the **concept design** will be forwarded for public input in the summer of 2017, with the **design development** phase extending into 2018, with additional public input at the Planning Board **site plan review** that spring. At this time, it is not expected that the project would enter the **construction phase** until early 2019.

### How can I stay up to date with progress on the project?

When a date has been set for the concept plan review with the Planning Board, the city will begin to send out updates to the public. If you would like to sign up to be on the **distribution list for project updates**, please send your name and email to the Hill Community Development Coordinator address below.